



**GRASSROOTS**  
REALTY GROUP

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301, 1818 14 Street SW  
Calgary, Alberta

MLS # A2294106



**\$339,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Lower Mount Royal                  |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 825 sq.ft.                         | Age:   | 2004 (22 yrs old) |
| Beds:     | 2                                  | Baths: | 1 full / 1 half   |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                               |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | In Floor, Natural Gas                                                                                         | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                                                                                        | Sewer:     | -      |
| Roof:       | -                                                                                                             | Condo Fee: | \$ 546 |
| Basement:   | -                                                                                                             | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                                                                                            | Zoning:    | M-C2   |
| Foundation: | -                                                                                                             | Utilities: | -      |
| Features:   | Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub |            |        |

**Inclusions:** TV Brackets (2), Fobs & Garage Door Opener for Parkade

A rare opportunity to own in the exclusive GREYSTONES, perfectly positioned in the heart of Lower MOUNT ROYAL! Just steps from 17th Avenue, you'll enjoy one of Calgary's most vibrant & walkable lifestyles: cafés, restaurants, boutiques, fitness, nightlife - everything downtown offers - within easy reach...while still tucked into a quiet, well-managed, SECURE building! This beautifully designed 2 bedroom, 2 bathroom condo showcases HARDWOOD flooring & is filled with warm WEST-facing light, creating an inviting & comfortable atmosphere throughout the main living space. Large windows and a CONCRETE MANTLE GAS fireplace anchor the living area, offering the perfect place to unwind at the end of the day. Built in bookcase creates a corner perfect for reading or a desk for work-from-home flexibility! Open concept allows you to cook/dine/live, gaze outside at the beautiful MATURE trees in front of you (so much glass across the front of unit!) Interact with family or guests, watch TV - ALL in the same space. The deck offers extended living with privacy....plus a GAS line for your BBQ! Kitchen is both functional & refined - features NOT often found in this price point! NEW tap, NEW fridge, granite countertops, stainless steel appliances, GAS stove & excellent storage. There is a bonus 2 piece bath for convenience. The primary bedroom is complete with 4 piece ensuite that includes a huge SOAKER TUB & separate shower, ideal for relaxing after a long day PLUS a rare feature for inner city condos at this price point!! Custom wood shelving in closet. A second bedroom provides flexibility - perfect for guests, office or additional living space. IN SUITE laundry. Quality IN FLOOR heating means NO baseboard heaters! TITLED PARKING (first stall - makes unloading groceries incredibly easy!) BONUS - option to rent a second

underground stall! Prefer to walk or bike - this location is unbeatable! Dedicated, secure, SAFE storage space that is TRIPLE the size of most buildings!!! With condo fees covering heat & water, enjoy a low-maintenance, lock-and-leave lifestyle in one of Calgary's most sought-after inner-city locations! PET friendly & minutes to the Beltline, Mission & Marda Loop! CENTRALLY located - 25 mins to YYC, under 10 mins to Stampede Park & quick access west to the mountains! Incredible value - this one won't last!